

08/2004/030

GLENMILL HOMES LTD

ERECTION OF 5 DWELLINGS WITH GARAGES AND PARKING AT MILL COURT, TUDOR PARK, PRIORSWOOD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 23RD FEBRUARY, 2005 AND ATTACHED PLAN NO. 5403/38

24674/26374

FULL PERMISSION

PROPOSAL

A range of barns within the curtilage of Maidenbrook Farmhouse (listed grade 2) are in the process of being converted into 5 dwellings with an outstanding permission for the erection of a dwelling on the adjacent field (0.17 ha), the current application site. This application is for the erection of 5 dwellings with associated access and parking. The design reflects the traditional courtyard of barns adjacent and combines single and two-storey development. To the south and east of the site lie footpath and cycleway links and the boundary walls have been set back to allow for landscaping in between. The new dwellings will be accessed from the new road that serves the Maidenbrook Farm complex.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views on amended plans awaited. No objection in principle subject to appropriate conditions. COUNTY ARCHAEOLOGIST having studied earlier archaeological investigations in the area I consider that it would be appropriate for a watching brief condition to be attached. WESSEX WATER the site is not within a Wessex water sewered area and alternative arrangements will need to be agreed, there is a water supply in the vicinity of the proposal.

LANDSCAPE OFFICER comments on amended plans awaited. CONSERVATION OFFICER no objection to the principle. Design considered to be sympathetic to the listed buildings. Proposed materials are stone but the local stone is no longer available and alternative stone would appear incongruous in the context of the design which emulates traditional ranges to the west. POLICY FORWARD PLANS the proposal lies within the settlement limit of Taunton where residential development is acceptable in principle. ENVIRONMENTAL HEALTH OFFICER no objection subject to a land contamination condition.

PARISH COUNCIL the application would be an over development of the site, spoil the outlook from units 5 and 6 of the farmhouse and the converted courtyard. It would also create additional traffic usage of at least 10 cars from the extra houses at the junction with the A3259.

1 LETTER OF OBJECTION raising the following issue:- concerned about the impact of heavy machinery on the adjacent new housing.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies are considered relevant: - Policy 49 requires proposals for development to be compatible with the existing transport infrastructure and provide safe access to roads of adequate standard within the route hierarchy.

Taunton Deane Local Plan the following policies are considered especially relevant: - S1 Proposals for development should ensure that:- (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the site for public transport, walking, cycling, and pedestrians would minimise the need to use the car (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; Policy S2 requires development to be of a good design. Policy H1 allows housing development within Taunton the following criteria are considered especially important:- (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. M3a requires adequate parking for new dwellings. Policy EN17 Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted. EN34 Contaminated land.

ASSESSMENT

The proposed development is within the settlement limits of Monkton Heathfield where new development is considered acceptable in principle. The scheme has been designed to maximise the development of the site whilst respecting the character of the adjacent listed buildings. The County Highway Authority considers that the new access is adequate to serve the likely increased traffic flows from the proposed development. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, hard landscaping, surface and foul drainage details, watching brief, contaminated land, drainage of the highway, road construction details, roads, service roads and turning areas to be constructed prior to occupation, walls around car parking spaces to be maximum 900 mm high, timber recessed windows and doors, details of proposed velux roof lights, weather boarding and window lintels to be stained to match adjacent courtyard, details of rainwater goods, removal of GPDO for extensions, removal of GPDO for ancillary buildings, removal of GPDO for additional windows, removal of GPDO for fences/walls. Notes re energy conservation, landscaping to include details of

boundary and inner courtyard planting, watching brief notes, contaminated land note, disabled persons, secure by design, encroachment.

REASON(S) FOR RECOMMENDATION:- The proposal provides for a development of a good design, respecting the character and setting of the adjacent listed building, in a sustainable location without undue adverse impact upon the amenities of surrounding dwellings. The proposal therefore meets the requirements of Taunton Deane Local Plan Policies S1, S2, EN17 and H1 (Revised Deposit numbering).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: